

030.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

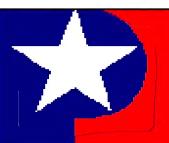
826,200 / 826,200

USE VALUE:

826,200 / 826,200

ASSESSED:

826,200 / 826,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		BATES RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCCRACKEN STUART	
Owner 2: DO VIVIANNE	
Owner 3:	

Street 1: 69 BATES RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: ROBBINS MARSHALL -
Owner 2: -
Street 1: 69 BATES RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION	
This parcel contains 6,023 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Aluminum Exterior and 1422 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6023		Sq. Ft.	Site		0	80.	1.00	1									480,553						480,600	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										20738
										GIS Ref
										GIS Ref
										Insp Date
										08/19/17

## PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,800	0	6,023.	480,600	826,400	826,400	Year End Roll	12/18/2019
2019	101	FV	259,400	0	6,023.	510,600	770,000	770,000	Year End Roll	1/3/2019
2018	101	FV	259,400	0	6,023.	372,400	631,800	631,800	Year End Roll	12/20/2017
2017	101	FV	227,500	0	6,023.	324,400	551,900	551,900	Year End Roll	1/3/2017
2016	101	FV	227,500	0	6,023.	276,300	503,800	503,800	Year End	1/4/2016
2015	101	FV	218,800	0	6,023.	270,300	489,100	489,100	Year End Roll	12/11/2014
2014	101	FV	218,800	0	6,023.	222,300	441,100	441,100	Year End Roll	12/16/2013
2013	101	FV	218,800	0	6,023.	211,400	430,200	430,200		12/13/2012

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
ROBBINS MARSHAL	1390-21	8/15/2010	443,000
	934-146	1/1/1901	Family

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/3/2010	2358	Redo Kit	3,189						8/19/2017	Meas/Inspect	HS	Hanne S
11/5/2010	2256	Siding	2,700					VINYL ON FRONT	2/3/2009	Meas/Inspect	294	PATRIOT
									10/27/2000	Hearing Chag	197	PATRIOT
									2/18/2000	Meas/Inspect	263	PATRIOT
									8/9/1993		KT	

## ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 05 - Garrison	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		SCUTTLE HOLE.									
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:											
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:											
Foundation: 2 - Conc. Block				1/2 Bath: 1		Rating: Average											
Frame: 1 - Wood				A HBth:		Rating:											
Prime Wall: 3 - Aluminum				OthrFix:		Rating:											
Sec Wall: 8 - Brick Veneer	10%			<b>OTHER FEATURES</b>													
Roof Struct: 1 - Gable				Kits: 1		Rating: Very Good		1st Res Grid   Desc: Line 1   # Units: 1									
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:											
Color: MUSTARD				Fpl: 1		Rating: Average											
View / Desir:				WSFlue:		Rating:											
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>													
Grade: C+ - Average (+)				Location:													
Year Blt: 1938	Eff Yr Blt:			Total Units:													
Alt LUC:	Alt %:			Floor:													
Jurisdct: G12	Fact: .			% Own:													
Const Mod:				Name:													
Lump Sum Adj:				<b>DEPRECIATION</b>													
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18.	%											
Avg Ht/FL: STD				Functional:													
Prim Int Wall: 2 - Plaster				Economic:													
Sec Int Wall:		%		Special:													
Partition: T - Typical				Override:													
Prim Floors: 3 - Hardwood				Total: 18.6 %													
Sec Floors: 6 - Ceramic Tile	20%			<b>CALC SUMMARY</b>													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				<b>COMPARABLE SALES</b>									
Subfloor:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Const Adj.: 0.98488849													
Electric: 3 - Typical				Adj \$ / SQ: 179.496													
Insulation: 2 - Typical				Other Features: 82000													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 424623													
Solar HW: NO		Central Vac: NO		Depreciation: 78980													
% Com Wall		% Sprinkled:		Depreciated Total: 345643													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 030.0-0002-0018.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	